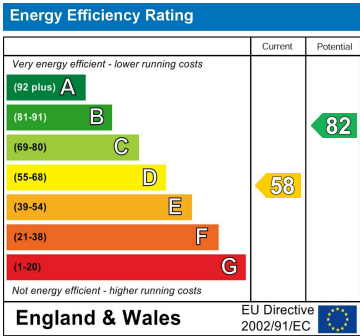




Regent Terrace, North Shields



Price Guide £295,000

**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Description

BEAUTIFULLY APPOINTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

We are delighted to welcome to the market this immaculately presented three bedroom semi detached property conveniently located close to local shops and amenities in North Shields. Boasting two stylish reception rooms, modern kitchen, westerly facing private garden, garage and driveway parking.

Briefly comprising: Entrance to an inviting hallway which gives access to all ground floor rooms and stairs leading to the first floor. Overlooking the front of the property is the dining room, tastefully designed featuring a bay window, attractive fireplace, built in alcove storage and shelving. To the rear is the living room, offering a bright and airy room with views over the rear garden, a door opens out to a patio area. This reception room also boasts built in alcove storage, shelving and a fireplace. The well equipped kitchen has modern fitted units, integrated appliances include an electric oven, gas hob, extractor fan and dishwasher. A door opens out to the rear garden, a further door leads to the garage where there is plumbing for a washing machine.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are generous doubles and both benefit from fitted wardrobes providing ample storage. The bathroom comprises a bath with shower over, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a well maintained westerly facing garden, a patio area offers a pleasant seating area as well as a lawn with mature planting and shrubs. A gate opens to a rear playing field, perfect for young families. To the front is driveway parking, a garage and EV point.

Located in North Shields this property has excellent road links to Newcastle City Centre and other coastal towns. It is within close proximity to good local shops, schools and amenities. Tynemouth Village is also within easy reach, offering a good selection of local shops and restaurants as well as the award winning Long Sands Beach.

Entrance Hallway

Living Room  
13'0" x 12'2"

Dining Room  
12'5" x 12'1"

Kitchen  
15'2" x 9'9"

Bedroom One  
15'5" x 9'6"

Bedroom Two  
12'4" x 11'1"

Bedroom Three  
8'2" x 7'5"

Bathroom  
8'9" x 7'8"

Externally  
Externally to the rear is a well maintained westerly facing garden, a patio area offers a pleasant seating area as well as a lawn with mature planting and shrubs. A gate opens to a rear playing field, perfect for young families. To the front is driveway parking, a garage and EV point.

Tenure  
Freehold

